



THE CITY OF SAN DIEGO

Date of Notice: August 3, 2004

NOTICE OF PUBLIC HEARING

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	August 18, 2004
TIME OF HEARING:	8:30 a.m.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	Coastal Development Permit and Map Waiver
PROJECT NO:	<u>32895</u>
PROJECT NAME:	<u>POINT LOMA AVENUE MAP WAIVER</u>
APPLICANT:	Robert Bateman
COMMUNITY PLAN AREA:	Ocean Beach
COUNCIL DISTRICT:	District 2
CITY PROJECT MANAGER:	Laila Iskandar, Development Project Manager
PHONE NUMBER:	(619) 446-5297

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Coastal Development Permit (CDP) and Tentative Map Waiver to convert two existing residential units currently vacant and being remodeled to two condominiums on a 0.080-acre site. The project is located at 4674 & 4676 Point Loma Avenue in the RM-1-1 Zone, the Coastal Overlay Zone (non-appealable area), the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone within the Ocean Beach Community Plan Area.

No units may be sold in this building unless the conversion is approved by the city.

The decision of the Hearing Officer is final unless appealed to the **PLANNING COMMISSION**. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. To file an appeal to the Planning Commission contact staff at the Planning Department, 202 "C" Street, Fifth Floor, San Diego, CA. The appeal must be made within 10 working days of the Hearing Officer's decision.

The certification of an Environmental Impact Report, adoption of a Mitigated Negative Declaration or Negative Declaration, or determination that the project is exempt from the California Environmental Quality may be appealed to the City Council **after all other appeal rights have been exhausted**. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Planning Commission's

certification/adoption of the environmental document. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.

The decision made by the **PLANNING COMMISSION** is the final decision by the City.

The final decision by the City of San Diego is not appealable to the California Coastal Commission.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5679, at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Job Order No. 42-2636